047.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,061,900 / 1,061,900
					USE VALUE:	1,061,900 / 1,061,900
					ASSESSED:	1,061,900 / 1,061,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		NEWTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAWACKI DAVID V &
Owner 2:	ZAWACKI STEPHANIE E
Owner 3:	
Street 1:	10 NEWTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ERICKSON GEORGE W -
Owner 2:	ERICKSON PATRICIA A -
Street 1:	10 NEWTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3947 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	600,800	5,100	456,000	1,061,900
Total Card	0.115	600,800	5,100	456,000	1,061,900
Total Parcel	0.115	600,800	5,100	456,000	1,061,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 269.05 | /Parcel: 269.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33644
GIS Ref	
GIS Ref	
Insp Date	04/24/18

!4017!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	601,000	5100	5,000.	456,000	1,062,100	1,062,100	Year End Roll	12/18/2019
2019	104	FV	444,500	5100	5,000.	484,500	934,100	934,100	Year End Roll	1/3/2019
2018	104	FV	416,800	5100	5,000.	353,400	775,300	775,300	Year End Roll	12/20/2017
2017	104	FV	391,000	5100	5,000.	307,800	703,900	703,900	Year End Roll	1/3/2017
2016	104	FV	391,000	5100	5,000.	262,200	658,300	658,300	Year End	1/4/2016
2015	104	FV	348,600	5100	5,000.	256,500	610,200	610,200	Year End Roll	12/11/2014
2014	104	FV	348,600	5100	5,000.	210,900	564,600	564,600	Year End Roll	12/16/2013
2013	104	FV	362,600	5100	5,000.	200,600	568,300	568,300		12/13/2012

PRINT

Date	Time
12/10/20	19:06:53

LAST REV

Date	Time
10/04/18	13:10:26
apro	
4017	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ERICKSON GEORGE	65551-483		6/16/2015		815,775	No	No		
HURD EDWARD	27459-394		7/8/1997		299,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2017	754	Dormers	94,500	O				2 Dormers 3rd Fl+2
6/22/2017	721	Inter-De	3,000	C				
12/9/1997	732		32,000					REMODEL ATTIC TO L

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Permit Visit	DGM	D Mann
4/24/2018	Measured	DGM	D Mann
6/28/2016	Sales Review	PT	Paul T
4/13/2016	SQ Returned	EMK	Ellen K
4/16/2009	Measured	163	PATRIOT
3/29/2000	Inspected	264	PATRIOT
3/1/2000	Measured	270	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33644
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98375714
Const Adj.:	0.98048711
Adj $ / SQ:	163.975
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738058
Depreciation:	137279
Depreciated Total:	600779

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

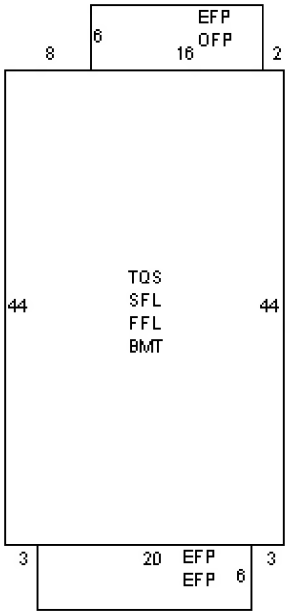
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.98
Special Features:	0	Val/Su Net:	127.23
Final Total:	600800	Val/Su SzAd	190.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	71.580	81,882
FFL	First Floor	1,144	163.980	187,588
SFL	Second Floor	1,144	163.980	187,588
TQS	3/4 Story	858	163.980	140,691
EFP	Enclos Porch	336	34.640	11,638
OFP	Open Porch	96	33.030	3,171

Net Sketched Area:	4,722			Total:	612,558
Size Ad	3146	Gross Are	5008	FinArea	3947

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100